

Revised: December 1, 2011

FOR THE CAPITOL BUILDINGS PLANNING COMMISSION
Five-Year Facilities Master Plans

SUMMARY: The draft bill #.187987.1 modifies the current process for proposing capital improvement projects. It requires state agencies to develop and annually update a five-year facilities master plan in the form prescribed by the property control division (PCD) of the general services department and consistent with the capitol buildings planning commission (CBPC) master plans and planning principles. The plans shall include all proposed capital projects and shall be submitted to the department of finance and administration (DFA) on July 1 of each year. The DFA and PCD are required to submit a five-year program for all state capital improvement projects by November 1 of each year. Projects would be prioritized into a capital program, which would be submitted to the governor and the legislature on November 1 of each year.

Section-by-section summary:

Section 1:

- requires the DFA and PCD to jointly prepare and annually update a five-year program for all state capital improvement projects, which is submitted to the governor and the legislature by November 1 of each year;
- changes the four-year program to a five-year program;
- adds the PCD into the preparation of the program and requires the PCD to prescribe the form and content for the proposed capital projects;
- requires that projects be prioritized and further classified as:
 1. those requesting funding for the initial planning and design phase; or
 2. those for which the planning and design phase has been completed and approved by the appropriate planning entity and are awaiting consideration by the legislature and appropriation for the full project costs; and
- agency submissions are due to the DFA by July 1 of each year.

Section 2:

- requires state agencies to develop or update five-year facilities master plans, which are due on July 1 of each year and must include all proposed capital projects as part of each plan;
- requires the PCD to prescribe the form and content of the master plans and provide technical assistance to the agencies in the development of the master plans and updates, which are to be consistent with the CBPC master plans and planning principles;
- requires the PCD to develop guidelines for the plans, including:
 1. requirements for preventive and deferred maintenance plans, including standards for the plans;
 2. a ranking system to determine priority capital projects for state facilities;
 3. space and energy efficiency standards for state facilities; and
 4. life-cycle costing models for existing and proposed state facilities;

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- requires state agencies to submit the master plans; however, not included in Section 2 in the definition of "state agency" are:
 - political subdivisions,
 - institutions under the jurisdiction of the higher education department,
 - certain state transportation commission and department of transportation non-administrative facilities,
 - independent authorities specifically exempted from laws governing state agencies,
 - the public schools and charter schools,
 - the public schools facility authority, when the authority acquires property pursuant to the Public Schools Capital Outlay Act.

Section 3:

- amends powers of the secretary of finance and administration to track with the changes in Sections 1 and 2 of the bill.

Section 4:

- amends the duties of the PCD to include:
 1. the regulation of the lease-purchase of buildings or other real property by state executive agencies except the state land office;
 2. the prescription of the guidelines for master plans; and
 3. in conjunction with the DFA, the preparation and submission of the five-year program for proposed capital improvement projects.

Section 5:

- reconciles conflicting amendments to the same section of law.

Section 6:

- Contains an emergency clause.

SUMMARY: Bill draft #.187688.2 adds appropriations to the above bill draft in Section 5 and rennumbers the succeeding sections.

Section 5:

- appropriates \$2.3 million from the general fund to the property control division for FY2012-FY2014 to fund a facility condition assessment of all state facilities under the jurisdiction of state agencies, as defined in Section 2 of the bill.
- appropriates \$1 million from the general fund to the property control division for FY2012-FY2014 to provide assistance to state agencies as defined in Section 2 of the bill in the development of facilities master plans and annual updates of facilities master plans.

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Sections 6 and 7 are identical to sections 5 and 6 in the above bill draft.